

City of San Jose

Coyote Valley Specific Plan

Summary of Task Force Meeting on December 13, 2004 151 West Mission Street, Room 202 A and B

Task Force Members Present:

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Supervisor Don Gage, Chuck Butters, Craig Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Jim Cunneen, Ken Saso, Neil Struthers, Phaedra Ellis-Lamkins, Russ Danielson, Steve Schott Jr., and Steve Speno.

Task Force Members Absent:

Vice Mayor Pat Dando, Christopher Platten, Gladwyn D'Souza, Helen Chapman, and Terry Watt.

Technical Advisory Committee (TAC) Members Present:

Beverly Bryant (Homebuilders Association of Northern California), Tedd Faraone (Coyote Valley Alliance for Smart Growth), David Bischoff (City of Morgan Hill), Dawn Cameron (SCC Roads and Airports), Mike Griffis (SCC Roads and Airports), Kerry Williams (Coyote Housing Group), Michele Beasley (Greenbelt Alliance), Brian Schmidt (Committee for Green Foothills), Melissa Hippard (Sierra Club, Loma Prieta Chapter) Pat Sausedo (NAIOP, Silicon Valley Chapter) and Bill Smith (Santa Clara Valley Water District).

City and other Public Agencies Staff Present:

Jennifer Malutta (Mayor's Office), Emily Moody (Council District 2), Denelle Fedor (Council District 10), Rachael Gibson (Supervisor Don Gage's Office), Salifu Yakubu (PBCE), Darryl Boyd (PBCE), Mike Mena (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE), Regina

Mancera (PBCE), Rebecca Flores (Housing), Luke Vong (DOT), Gerry De Guzman (Public Works) and Dave Mitchell (PRNS).

Consultants:

Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), Jack Hsu (Dahlin Group), Lowell Hawkins (Dahlin Group), Ken Kay (KenKay and Associates), Paul Barber (KenKay and Associates), Jim Musbach (EPS), Eileen Goodwin (Apex Strategies), Tom Armstrong (HMH Engineering), Jim Thompson, (HMH Engineering), Bill Wagner (HMH Engineering), and Sibella Krause (SAGE).

Community Members Present:

Jerry Amaro, Richard Barbari, Andrea Ballestero, Rosalie Cacitti, Larry Coons, Roger Costa, Frank Crane, Myron Crawford, Consuelo Crosby, Jo Crosby, Bonnie Carroll, Dan Carroll, Richard De Smet, Gail De Smet, Jim Divittorio, Tom Divittorio, Marty Estrada, Jack Faraone, Eric Flippo, Denise Glasco, George Glasco, Art Gonzales, George Gonzalez, Janet Hebert, Liz Hirata, Virginia Holtz, Gloria Hoo, Chris Hobich, Trixie Johnson, Mayor Dennis Kennedy, Matt King, Jack Kent, Rick Linquist, Hung Lee, Chris Marchese, Sean Morley, Joe Mueller, Rebecca Nieves, Wayne O'Connell, Rob Oneto, Kate Ohare, Dan Perusina, Arlene Perusina Kristen Powell, Paul Quijada, Dorine Ravizza, Michael Ravizza, Sarah Ruby, Ray Russo, Annie Saso, Salvatore Saso, Russ Satake, Beverly Stewart, Dave Tuttle, Don Weden and Lee Wieder.

1. Welcome:

The meeting convened at 5:30 p.m. with Mayor Ron Gonzales welcoming everyone in attendance to the 27th Coyote Valley Specific Plan (CVSP) Task Force meeting.

2. Acceptance of November 29, 2004 Task Force Meeting Summary:

Co-chair Forrest Williams called for a motion to accept the meeting summary for the November 29, 2004 Task Force meeting. The motion passed unanimously.

3. Discussion of the South Coyote Valley Greenbelt Strategy

Sibella Kraus, with SAGE, presented the Conceptual Greenbelt Strategy. She discussed the City Council's vision and expected outcomes, and explained how her research findings were incorporated into the Conceptual Greenbelt Strategy.

Jim Musbach, with EPS, discussed the Greenbelt Strategy goals, the land use concept, the policy framework, and the organizational and financial frameworks. He indicated that while traditional agriculture is no longer viable in the Greenbelt, small-scale agriculture could have a role in creating value and improving the aesthetics quality of the Greenbelt which will remain predominantly rural residential.

Eileen Goodwin, with APEX Strategies, indicated that the consultants and staff recently met with the Greenbelt property owners on December 9, 2004. She stated that approximately 50 property owners opposed the Greenbelt Strategy because they feel that it will not add more value to their land. They recommended that the Strategy allow for additional subdivision and provide a more secure funding source.

Mayor Gonzales asked for comments from the Task Force regarding the South Coyote Valley Greenbelt Strategy. The following comments were provided:

- What is the purpose of tonight's meeting? *Sal Yakubu indicated that staff and the consultants would like feedback as to whether the Conceptual Greenbelt Strategy is consistent with the Coyote Valley Specific Plan (CVSP) Vision.*
- Recommendation that the Task Force not approve the Conceptual Greenbelt Strategy without more review and time for questions on the materials. *Co-chair Forrest Williams explained that the staff is not asking the Task Force to approve the strategy.*
- Recommendation that more Task Force members attend the Greenbelt property owners meetings to obtain additional information.
- Who will purchase the land from willing Greenbelt property owners, how the land will be acquired and how much land will be acquired? *Jim Musbach indicated that there is no plan to purchase the Greenbelt properties. The City would make the determination as to whether there is any need to purchase any property for infrastructure and/or mitigation later on in the planning process. If the Environmental Impact Report determines that some land is needed for mitigation, developers would be required to approach private property owners to acquire land for mitigation.*
- Concern that the recommended revenue sources are unrealistic for land purchase.
- Concern that permanent agriculture cannot be assured without buying the land and making it available to farmers. *Jim stated that some land might be purchased for mitigation, but that will not be determined for a few months.*
- Indication that the City and resource agencies may have different notions as to where to mitigate.
- Does LAFCO have mitigation policies that the City must follow? *Sal responded in the affirmative.*
- Recommendation that the Greenbelt Strategy include LAFCO policies.
- Concern the Plan needs flexibility because mitigation is a complicated process.
- Don Gage stated that Greenbelt property owners raised three main points at the December 9, 2004 meeting: (1) traditional agriculture is not viable; (2) the County has responsibility over

the Greenbelt, not the City); and (3) property owners need to know what they can and cannot do with their land.

Mayor Gonzales asked for comments from the public and the following were provided:

- Gloria Chun Hoo, with the Friends of the Coyote Valley Greenbelt (FROG), recommended that public and private funding be used to acquire land for a permanent Greenbelt. Policies and strategies should be established for the Greenbelt in the CVSP prior to proceeding.
- Trixie Johnson, with FROG, urged purchasing land from willing sellers, not taking land. She recommended creating a process and a mechanism to implement a permanent Greenbelt.
- Melissa Hippard, with the Sierra Club's Loma Prieta chapter, thanked the staff for addressing the environment and the Greenbelt. She indicated that purchasing land is costly, and that there are agencies interested in working with the City and County regarding funding for land purchase. Melissa indicated that the Habitat Conservation Plan and the Natural Communities Conservation Plan offer environmental information as well.
- Tedd Faraone, with the Coyote Valley Alliance for Smart Growth, recommended that mitigation areas beyond the Coyote Valley area be studied as well.
- Michele Beasley, with the Greenbelt Alliance, recommended having a strategic land acquisition plan to obtain easements and fee titles to secure a Greenbelt and permanently protect agricultural land.
- Brian Schmidt, with the Committee for Green Foothills, expressed concern that the Environmental Impact Report (EIR) is being rushed. He recommended that environmental review is as important as infrastructure planning and should be given more time.
- Richard DeSmet, with Coyote Valley Alliance for Smart Growth, wanted a better solution for the Greenbelt. He asked whether the City or the County is responsible for the Greenbelt.
- Marty Estrada, with the Victory Outreach Church (VOC), indicated that Greenbelt property owners do not have as much equity as the property owners north of Palm Avenue.
- George Gonzalez, with the VOC, indicated that he was a liability to those around him before the VOC took him in. George explained that the VOC just wants to build a church and that they would not be a financial burden on the County.
- Dan Carroll indicated that the Greenbelt property owners are a silent majority. He stated that the CVSP Vision is impossible to implement since agriculture is not viable, and estates and agriculture do not mix.
- Jerry Amaro, with the Victory Outreach Church, stated that Greenbelt property owners are asking questions, but are not receiving answers. Jerry indicated that Greenbelt property owners are being shuffled between the City and County, and that these entities need to provide better public information.
- Consuelo Crosby recommended that the Task Force read the December 9, 2004 Greenbelt property owners meeting summary and acknowledge their concerns. Consuelo indicated that she hopes to avoid a lawsuit, and recommended stopping any further plans until the Greenbelt property owners' issues are resolved.
- Reggie Knox, with California FarmLink, spoke in support of an agricultural Greenbelt. He explained that California FarmLink connects aspiring farmers with exiting farmers. Reggie

indicated that there are 250 aspiring farmers in their database, many of whom are interested in farming in the Central Coast. He stated that innovative agricultural production and marketing techniques (i.e. organic production, integrated pest management, farmers markets, agricultural tourism, etc.) require close proximity to urban populations.

- Virginia Holt, with Friends of the Coyote Valley Greenbelt, recommended dedicated funding to establish and implement the Greenbelt. She was pleased that the Task Force has not accepted the property owners' claim that agriculture is not viable.
- Support for the idea of North and Mid Coyote Valley property owners buying land for mitigation in the Greenbelt.
- Recommendation that property owners talk with California FarmLink.
- David Tuttle, an aspiring farmer, indicated that he is looking for land at the right price.
- Reverend Paul Quijada, with Victory Outreach Church, expressed disappointment with the Greenbelt Strategy. He indicated that the VOC wants to build a church and would like the VOC to be a part of the Vision. He explained that the VOC would uphold the Greenbelt vision since it is a small church on 21 acres.

4. Discussion of Land Use Distribution

Sal indicated that the CVSP's land use distribution contributes to improve the City's overall jobs/housing imbalance, not to provide a jobs/housing balance in Coyote Valley.

Ken Kay, with KenKay Associates, reviewed the most important elements of creating a successful community. He discussed the various land uses of planning areas A through M. Ken proposed alternative sites for a second high school, and noted that a second high school would be reserved to accommodate future growth.

Mayor Gonzales asked for comments from the Task Force regarding land use distribution. The following comments were provided:

- Recommendation to include "distribution of uses" to the list of elements of creating a successful community.
- Recommendation that Coyote be designed as a "green community" (i.e. energy efficiency, sustainability etc.).
- Concern that the large acreage planned for single-family residential units does not contribute to a walk able community and is not supportive of job creation.
- How would the transit system be designed? *Doug indicated that the plan provides for a rubber tire bus system that will operate within a fixed transit right-of-way.*
- What is the purpose of the lake? *Doug explained that the primary functions of the lake and Fisher Creek are flood control and water quality protection.*
- Concern that public facilities not be treated as an after thought in planning areas A and I.
- Recommendation that the library and high school's main campus be located closer to the lake.

- Recommendation that transit be immediately accessible to the high school and library.
- If this is a walk able community, businesses and residential units should be more integrated. *Doug Dahlin explained that he does not want to convert employers' land to residential units since they showed an early commitment to the Coyote Valley. He also noted that planned workplaces are designated where existing employers are. Ken Kay indicated that the vertical mix uses combine retail with residential units. He also stated that there are opportunities for workplaces along transit lines.*
- Appreciation for recognizing the need for a second high school.
- Is Encinal Elementary School included in the Plan? *Doug indicated that they are not sure whether the school will stay on Bailey Avenue since there may be plans to move it.*
- Why is the equestrian facility planned for the Greenbelt? *Doug indicated that it is shown because it is a permitted use and may be an appropriate recreational use for the Greenbelt.*
- Are police stations, health clinics, churches and senior centers being considered in the core? *Doug indicated that there are three potential fire station sites and several proposed church opportunity sites shown on the plan. Health clinics, senior centers and community police stations are assumed to be appropriate in mixed-use areas.*
- If the plan provides for a 50-meter competitive pool, it should also show locations for health care facilities and childcare facilities.
- The Plan should depict public use facilities and public land.
- What will happen at the January 10, 2005 Task Force meeting? *Sal explained that the next meeting would discuss infrastructure costs and feasibility.*
- What is needed from the Task Force to prepare the CVSP progress report to be presented to the City Council on January 25, 2005? *Sal explained that the progress report would include discussions from tonight's Task Force meeting, and infrastructure costs and feasibility. Forrest stated that the City Council would not take any actions at that meeting. He indicated that the Task Force would not be asked to approve anything that has not been previously discussed.*

Mayor Gonzales asked for comments from the public and the following were provided:

- Kirsten Powell, with the Morgan Hill Unified School District (MHUSD), indicated that the size and location of schools are critical to creating educational excellence. She mentioned that the State has school site requirements for new facilities. Kirsten urged the Task Force to include the MHUSD in the process.
- Eric Flippo indicated that he does not feel like he has a voice because his property is not in the City. Eric stated that he wants equity and wants to move away from the Greenbelt. He said that he would contact California FarmLink and will keep the Task Force informed on his farming situation. Eric questioned the inadequate level of urban service in the Greenbelt. He expressed concern about traffic problems currently existing in the area.
- Mayor Dennis Kennedy, of the City of Morgan Hill, indicated the Plan would significantly impact the surrounding areas. He wanted his concerns to be addressed before the Plan is approved.
- Brian Schmidt, with the Committee for Green Foothills, indicated that the existing area of the proposed lake would function better as flood detention basin, and would be less

expensive. He stated, for the record, that Sal Yakubu had assured him that the jobs and housing balance issues would be discussed at future Task Force meetings.

5. Adjourn

The meeting was adjourned at approximately 7:20 p.m. The next Task Force meeting will take place on January 10, 2005.